

047.0

0003

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

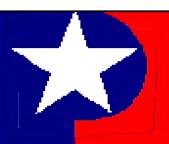
789,900 / 789,900

USE VALUE:

789,900 / 789,900

ASSESSED:

789,900 / 789,900


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
5		WEBROW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MCCARRICK CLAIRE K	
Owner 2:	
Owner 3:	

Street 1: 5 WEBROW RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains .151 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1935, having primarily Wood Shingle Exterior and 1648 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6581		Sq. Ft.	Site		0	80.	0.84	1			Heavy T	-10					444,549						444,500	

Total AC/Ha: 0.15108

Total SF/SM: 6581

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 444,549

Spl Credit

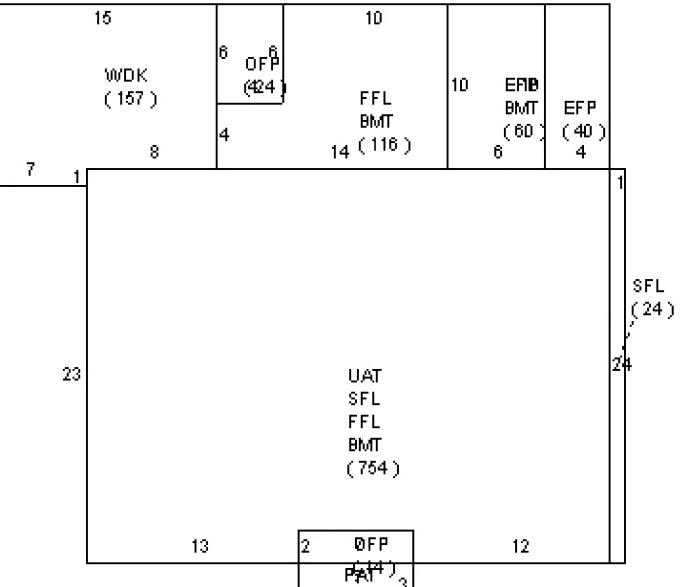
Total: 444,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 05 - Garrison	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:					15	10	10									
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1	- Wood Shingle	3/4 Bath:	Rating:	A 3QBth:	Rating:					WDK (157)	OFP (424)	FFL BMT (116)	EFB BMT (60)								
Sec Wall: 8 - Brick Veneer	25 %	Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	1/2 Bath: 1	Rating: Average	A HBth:	Rating:					4	14	6	EFP (40)								
View / Desir:	Color: YLLW/BRK R	OthrFix:	Rating:	WSFlue:	Rating:	RESIDENTIAL GRID				7	1	1	SFL (24)										
GENERAL INFORMATION				OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1				23	UAT	SFL									
Grade: C+ - Average (+)	Year Blt: 1935	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Average	A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O	Upper	FFL	BMT											
Jurisdct:	Const Mod:	Lump Sum Adj:	Alt %:	Fpl: 2	Rating: Average	Lvl 2		Other		Lvl 1	14 (116)	6	EFP (40)										
				WSFlue:	Rating:	Lvl 1		Totals	RMs: 6 BRs: 3 Baths: 1 HB: 1	Lower	1	4											
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING RES BREAKDOWN				24	UAT	SFL									
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: AV - Average	31 %	Location:	Total Units:	Exterior:	No Unit RMS BRS FL	Interior:	1	6	3										
Prim Floors: 3 - Hardwood	Sec Floors:	Total:	31 %	Functional:	%	Floor:		Additions:		Kitchen:													
Bsmnt Flr: 14 - Asphalt Tile	Subfloor:			Economic:	%	% Own:		Baths:		Electric:													
Bsmnt Gar: 1	Electric: 3 - Typical			Special:	%	Name:		Plumbing:		Heating:													
Insulation: 2 - Typical	Int vs Ext: S			Override:	%			General:	Totals		1	6	3										
Heat Fuel: 2 - Gas	Heat Type: 5 - Steam	# Heat Sys: 1	% Heated: 100	Basic \$ / SQ: 140.00		CALC SUMMARY				COMPARABLE SALES	SUB AREA												
Solar HW: NO	% Com Wal	% AC: NO	% Sprinkled	Size Adj.: 1.28713584		Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	SUB AREA DETAIL							
				Const Adj.: 0.99732518						BMT	Basement	930	53.920	50,141	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
				Adj \$ / SQ: 179.717						FFL	First Floor	870	179.720	156,354									
				Other Features: 86000						SFL	Second Floor	778	179.720	139,820									
				Grade Factor: 1.10						UAT	Upper Attic	189	71.890	13,551									
				NBHD Inf: 1.00000000						WDK	Deck	157	12.340	1,937									
				NBHD Mod:						EFP	Enclos Porch	100	54.300	5,430									
				LUC Factor: 1.00						OPF	Open Porch	38	43.880	1,668									
				Adj Total: 500528						PAT	Patio	21	5.980	126									
				Depreciation: 155164							Net Sketched Area:	3,083	Total:	369,027									
				Deprecated Total: 345365						Size Ad	1648	Gross Area	3648	FinArea	1648								
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 047.0-0003-0003.0				IMAGE				AssessPro Patriot Properties, Inc						
SPEC FEATURES/YARD ITEMS																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N				Total Yard Items:				Total Special Features:				Total:											